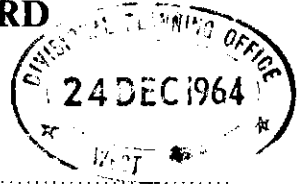


**ADMINISTRATIVE COUNTY OF HERTFORD**



The Council of the BOROUGH OF .....  
URBAN DISTRICT OF **BERKHAMSTED.** .....  
RURAL DISTRICT OF .....  
.....

**TOWN & COUNTRY PLANNING ACT, 1962**

To **Messrs. Stimpson Lock and Vines,**  
**9 Station Road.**  
**WATFORD.**  
**Herts.**

.....  
.....  
**Outline application for the erection of nine lock up**  
at **garages at Church Lane, Berkhamsted.**  
.....  
.....

Brief description and location of proposed development.

In pursuance of their delegated powers under the above-mentioned Act and the Orders and Regulations for the time being in force thereunder, the Council on behalf of the Local Planning Authority hereby permit, in accordance with the provisions of Article 5(2) of the Town and Country Planning General Development Order, 1950, the development proposed by you in your outline application dated **25.9.64** and received with sufficient particulars on **28.9.64.** and shewn on the plan(s) accompanying such application, subject to the following conditions:—

1. The approval of the local planning authority is required before any development is commenced to its—  
\*(a) siting; \*(b) layout; \*(c) design; \*(d) external appearance; \*(e) means of access.
  
2. **The permission shall be limited for a period expiring on the 31st December, 1967, on or before the expiration of which period the use shall be discontinued unless the Local Planning Authority shall previously have approved continuance of the use for a further period.**

\*Delete as necessary.

The reasons for the Council's decision to grant permission for the development subject to the above conditions are:—

1. To comply with the provisions of Regulation 5(2) of the Town and Country Planning General Development Order, 1950.
2. **The site falls within the proposed central area of Barlhaasted and approval to the proposed development on a permanent basis would be prejudicial to the redevelopment proposals envisaged for the area.**

Dated 17th day of December, 19 64

*C. Hedding.*  
Clerk ~~Surveyor~~ of the Council.

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NOTE.

(1) If the applicant wishes to have an explanation of the reasons for this decision it will be given on request and a meeting arranged if necessary.

(2) If the Applicant is aggrieved by the decision of the local planning authority to grant permission or approval subject to conditions, he may by notice served within one month of receipt of this notice, appeal to the Minister of Housing and Local Government in accordance with Section 23 of the Town and Country Planning Act, 1962. The Minister has power to allow a longer period for the giving of a Notice of Appeal and he will exercise his power in cases where he is satisfied that the applicant has deferred the giving of notice because negotiations with the local planning authority in regard to the proposed development are in progress. The Minister is not, however, required to entertain such an appeal if it appears to him that permission for the proposed development could not have been granted by the local planning authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the provisions of Section 17(1), 18(1) and 38 of the Act and of the Development Order and to any directions given under the Order.

(3) If permission to develop land is refused, or granted subject to conditions, whether by the local planning authority or by the Minister of Housing and Local Government, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the Council of the County District in which the land is situated a purchase notice requiring that Council to purchase his interest in the land in accordance with Section 129 of the Town and Country Planning Act, 1962.

(4) In certain circumstances, a claim may be made against the local planning authority or the Minister of Housing and Local Government for compensation, where permission is granted subject to conditions by the Minister on appeal or on a reference of the application to him. The circumstances in which such compensation is payable are set out in Section 123 and Part VI of the Town and Country Planning Act, 1962.



MINISTRY OF HOUSING & LOCAL GOVERNMENT

Whitehall, LONDON, S.W.1

Telegrams: Locoplan, Parl, London

Telephone: VICTORIA 8540

Please address any reply to

THE SECRETARY

and quote: APP/839/A/92245

Your reference: PDL/RT/D

W/2258-64.



28 JUL 1965

ABD.

Sir,

Town and Country Planning Act 1962

Appeal under section 23

Application No. W/2258/64

I am directed by the Minister of Housing and Local Government to refer to your firm's appeal against the decision of Berkhamsted Urban District Council, acting on behalf of Hertfordshire County Council, to grant permission for the erection of 9 lock-up garages on land fronting Church Lane, Berkhamsted, subject to a condition that the permission should be limited for a period expiring on the 31st December 1967, on or before the expiration of which period the use should be discontinued unless the local planning authority should previously have approved continuance of the use for a further period.

2. Consideration has been given to the written representations made in support of the appeal and those of the council. An officer of the Department has visited the site.

3. The appeal site is zoned for shopping purposes in the approved town map and, with other land lying astride the High Street, is covered by the notation "Central Area" in the draft review town map now before the Minister. The review contains no proposals for any of the land in the Central Area since it is intended that this part of the town should be the subject of plans to be submitted at a later date, after it has been considered in more detail than is possible in the review context.

4. Since the planning authority have no firm proposals for the redevelopment of the central area of Berkhamsted, a temporary permission for three years seems unjustified in this case. Although the site is in the centre of the town where there are ageing properties and where some redevelopment is envisaged, it is considered that an unlimited permission for 9 lock-up garages would not seriously prejudice the proper redevelopment of the area as a whole at some future date. Accordingly the Minister allows the appeal and he hereby discharges condition No. 2 attached to the planning permission No. W/2258/64 dated 17th December 1964.

I am, Sir,

Your obedient Servant,

P. D. Lock, Esq.,  
c/o Messrs. Stimpson,  
Lock and Vince  
Faircross House  
High Street  
WATFORD  
Herts.

H. C. HOLLINGTON  
(H. C. HOLLINGTON)  
Authorised by the Minister  
to sign in that behalf.

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